

# 1-bedroom apartment

## Michala Bučiča, Bratislava-Devínska Nová Ves

### 225 000 €



Business name: HERRYS s. r. o.

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## HERRYS - FOR SALE BRAND NEW 2BEDROOM APARTMENT WITH LOGGIA AND PARKING IN THE PROJECT BORY NOVY DVOR

Real estate agency **HERRYS** offers exclusively for sale a **brand new 2-bedroom apartment with a loggia and a cellar in the popular project BORY Novy Dvor.**

The project emphasizes the connection **of modern living in apartments of high standard**, including a rich public space in the form of playgrounds, parks, squares or lakes with complete civic amenities, a variety of shopping, leisure and sports opportunities and convenient transport access to the city center and outside the city.

The apartment with a floor area of 53.52 sqm, with a loggia of 5.80 sqm and a cellar of 2.75 sqm is located in a new building from 2023 and is sold **in the "standard" design**, with electric blinds in the bedroom and pre-installation of blinds in the living room. It is situated **on the ideal 4th floor (out of a total of 6)** of a modern apartment building and offers pleasant views of the surrounding area. The apartment also comes **with a garage parking space at a price of 18.000€.**

**Usable area:** 62,07 m<sup>2</sup> (apartment 53,52 m<sup>2</sup> + loggia 5,80 m<sup>2</sup> + cellar 2,75 m<sup>2</sup>)

**Orientation:** NE

**Floor:** 4th floor / 6 floors in total (with elevator)

**Monthly running costs:** 175 EUR management fee (including parking space), 30 EUR electricity

## DISPOSITION

### Layout of the apartment:

- entrance hall with space for a spacious wardrobe,



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- living room connected to the kitchen and dining area with access to the loggia - area 26 m<sup>2</sup>,
- spacious bedroom also with access to the loggia - area 16 m<sup>2</sup>,
- bathroom with bathtub,
- separate toilet,
- cellar and garage parking space in the basement.

## LOCALITY

The BORY Nový Dvor project offers exceptional housing with complete amenities, proximity to the shopping centre, state-of-the-art hospital, sports facilities and green areas. Excellent transport links to the motorway and access to the city centre.

## BENEFITS

- brand new apartment in the popular project BORY Nový Dvor from 2023,
- spacious layout of the apartment with plenty of possibilities for storage space,
- possibility of furnishing the apartment according to your own ideas,
- available cellar and garage parking space,
- excellent transport accessibility and complete amenities within walking distance.

## PRICE

225.000 EUR + garage parking place 18.000 EUR

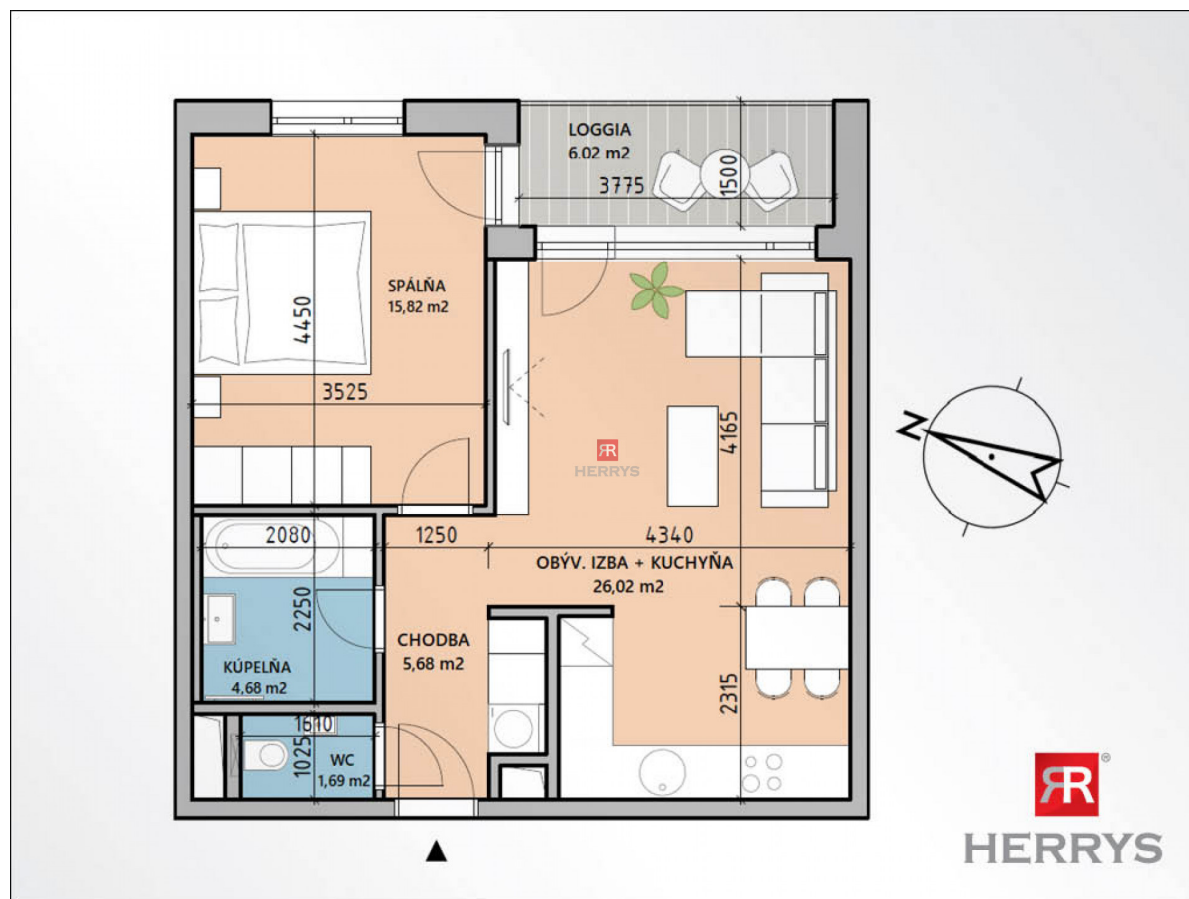
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